

U.S. Equivalent Coordinate Table

POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
3000	595020.5797	1294425.6759	181608.914316	394541.735093
3001	596027.7372	1294441.8165	181669.617624	394546.654773
3002	596079.4731	1293790.1569	181685.386786	394348.028521
3003	595000.9000	1293774.0100	181624.864262	394343.106919

Metric Coordinate Table

POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
3000	595020.5797	1294425.6759	181608.914316	394541.735093
3001	596027.7372	1294441.8165	181669.617624	394546.654773
3002	596079.4731	1293790.1569	181685.386786	394348.028521
3003	595000.9000	1293774.0100	181624.864262	394343.106919

The Requirements 3-10B, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

Deborah Schonemann
Date

9/9/14

9/8/2014

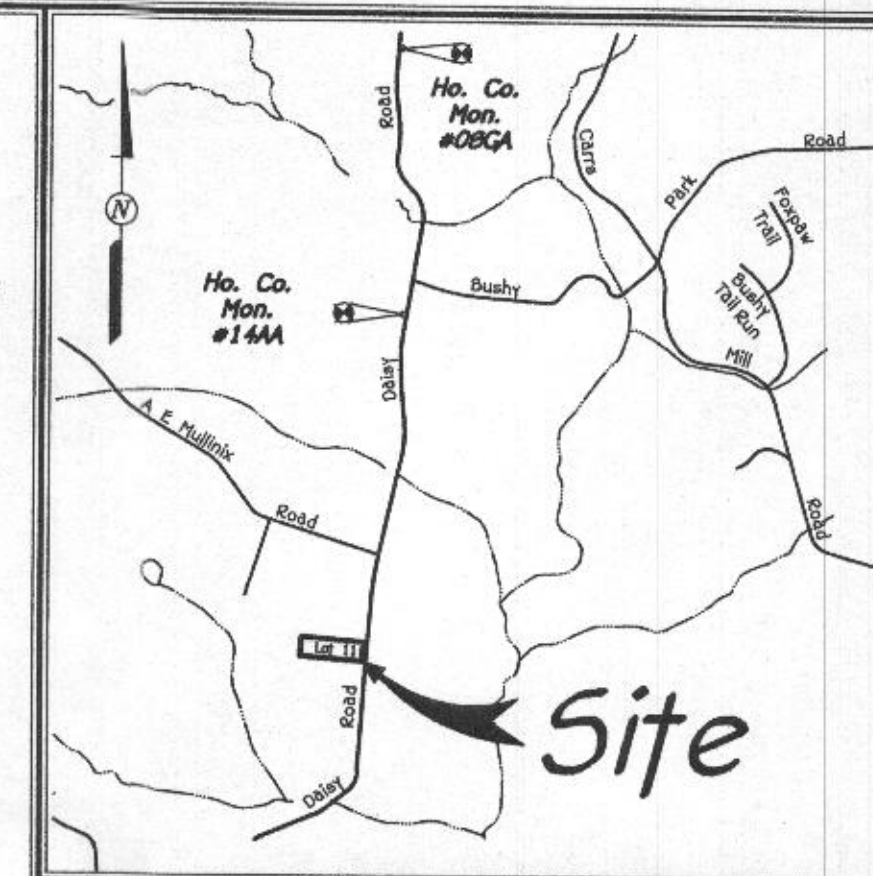
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 12722 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2295

Owner/Developer

Deborah Schonemann
6204 Longleaf Pine Road
Sykesville, Maryland 21784
Ph# 410-795-5916

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 11. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



Howard County ADC Map-Map No. 16, Grid B-3

Vicinity Map

Scale: 1" = 2,000'

General Notes:

- This Area Designates A Private Sewerage Easement Of A Minimum Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- Subject Property Zoned RC-DEO Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 144A And No. 08GA.
Sta. 144A N 599,430.275, E 1,294,825.928
Sta. 08GA N 602,165.193, E 1,294,794.871
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About February, 2014, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (L).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles For The Following (Minimum) Requirements:
a) Width - 12 Feet (16 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: None
- No Historic Structures Or Cemeteries Exist On The Subject Property.
- There Are No Wetlands, Streams, 100 Year Floodplain Or Steep Slopes With A Contiguous Area Greater Than 20,000 Square Feet Located On This Plat.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Private Well And Septic Shall Be Utilized Within This Development.
- There Are No Existing Dwelling(s)/Structure(s) Located On This Site.
- No Noise Study Is Required For This Final Plat.
- This Plat Is Exempt From The Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots In Accordance With Section 16.1202(b)(1)(vii) Of The Howard County Code.
- This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Revision Plat That Does Not Create Any New Lots/Parcel Divisions.
- This Property Is Located Outside Of The Metropolitan District.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.

Purpose Statement

The Purpose Of This Plat Is To Remove The Existing 100' Front Building Restriction Line (B.R.L.) On Lot 11, As Shown On A Plat Entitled "Map Of River Farms Inc., Section I" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 8, At Page 93, And Create A 75' Front B.R.L. And Identify Side And Rear B.R.L. Setbacks In Accordance With Current Zoning Regulations.

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat River Farms Inc. Section I Lot 11

(Being A Revision To Lot 11, As Shown On A Plat Entitled "Map Of River Farms Inc., Section I" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 8, At Page 93)

Zoned: RC-DEO
Tax Map: 13; Grid 12; Parcel: 93
Fourth Election District - Howard County, Maryland
Date: September 4, 2014 Scale: As Shown Sheet 1 Of 1

MAP OF
RIVER FARMS INC.
SECTION I
LOT 10
PLAT BOOK 8, PAGE 93
ZONED: RC-DEO

Lot 11
2.994 Ac.±

MAP OF
RIVER FARMS INC.
SECTION I
LOT 11
PLAT BOOK 8, PAGE 93
ZONED: RC-DEO

MAP OF
RIVER FARMS INC.
SECTION I
LOT 12
PLAT BOOK 8, PAGE 93
ZONED: RC-DEO

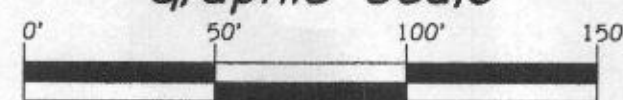
Legend

- Existing 20' Private Drainage & Utility Easement (Plat Book 8, Page 93)
- Existing 100' B.R.L. Removed By This Plat

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.994 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.994 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	2.994 Ac.±

Graphic Scale



Scale: 1" = 50'

APPROVED: For Private Water And Private Sewerage Systems.
Howard County Health Department.

Howard County Health Officer _____ Date _____

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division _____ Date _____

Director _____ Date _____

Owner's Certificate

Deborah Schonemann, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 8th Day Of September, 2014.

Deborah Schonemann
Date

Terrell A. Fisher
Witness

Surveyor's Certificate

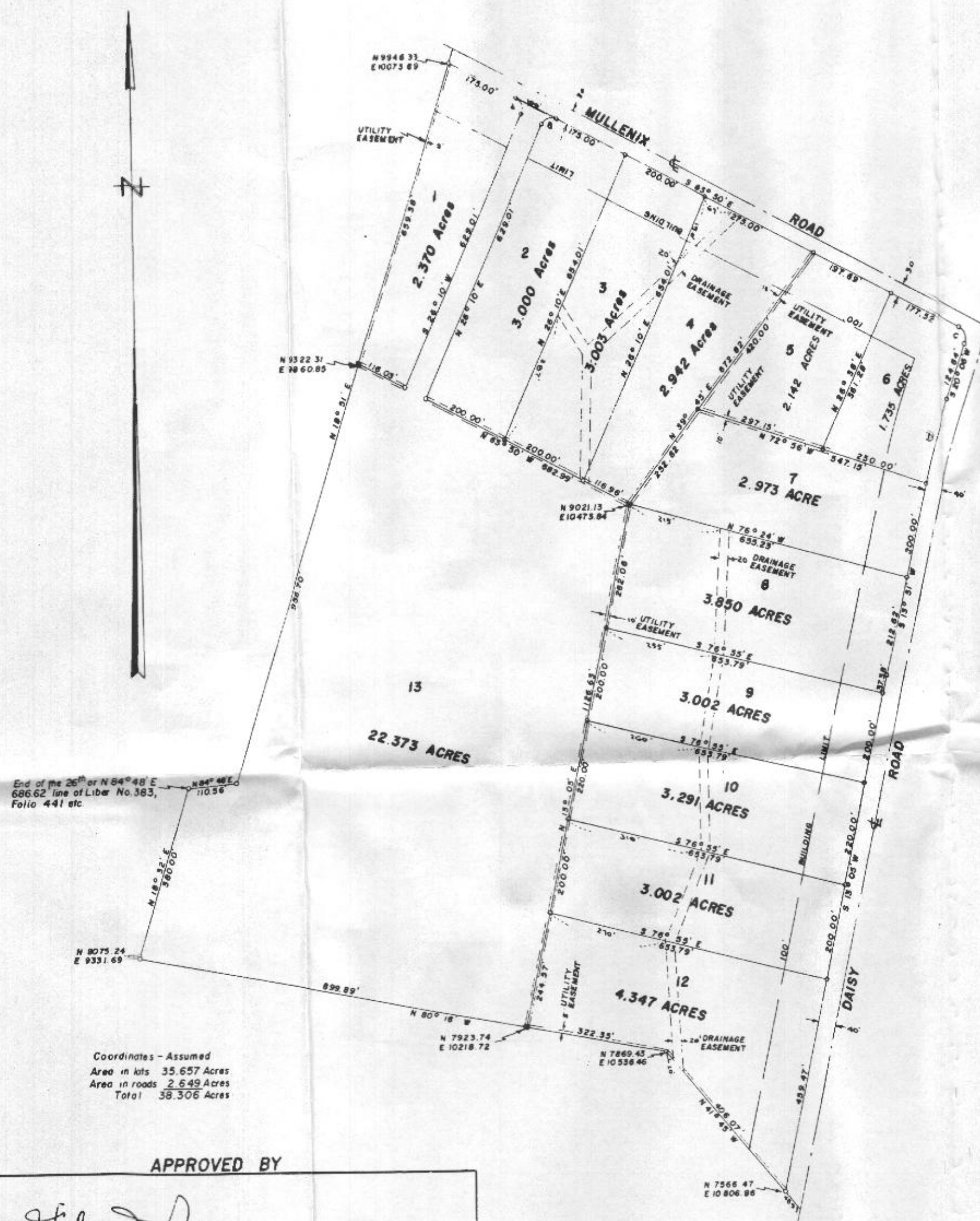
I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Jean S. Riley, Trustee Of The Jean S. Riley Revocable Trust, To Deborah Schonemann By Deed Dated April 9, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15629 At Folio 080; Also Being Lot 11, As Shown On A Plat Entitled "Map Of River Farms Inc., Section I" And Recorded Among The Aforesaid Land Records In Plat Book 8, At Page 93; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015



F-15-023
0's only

#93



OWNERS DEDICATION

I, Richard M. Hollowell, President of River Farms Inc. a body corporate of the State of Maryland owner of the property shown and described hereon, adopt this plan of subdivision and reserve the fee simple title to the beds of the streets and/or roads shown hereon, and in consideration of the approval of this plan by the Planning Commission of Howard County, I, or assigns do hereby give and grant unto the Board of County Commissioners of Howard County the right and option to acquire for the consideration of One Dollar the fee simple title to the beds of the streets and/or roads shown hereon within the period of Five years from the date of the recording of this plan among the Land Records of Howard County.

Witness my hand and seal this 20th day of August 1962

Richard M. Hollowell

Richard M. Hollowell, President
River Farms Inc.
131 Cornus Lane
Ellicott City, Maryland

ENGINEERS CERTIFICATE

I, hereby certify that the plan shown hereon is correct; that it is a subdivision of a part of of the land which by deed dated May 14, 1962 and recorded among the Land Records of Howard County in Liber No. 383, Folio 441 etc. was granted and conveyed by the Wheeler Holding Company and James B. Watriss to River Farms Inc. and that iron pipes marked thus "P" and concrete monuments marked thus "M" are in place as shown hereon.

I further certify that the requirements of Section 72A to 72D of the Annotated Code of Maryland, Acts of 1951 (Title Clerk of Court - Subtitle Clerk of Circuit Court) as far as they relate to the marking of this plan and the setting of markers have been complied with.

Claude M. Shinner Jr.

Claude M. Shinner Jr. Reg. Engineer and Land Surveyor No. 2237
11 Court Place
Ellicott City, Maryland

MAP OF
RIVER FARMS INC. SECTION I
FOURTH ELECTION DISTRICT OF HOWARD COUNTY
DAIST, MARYLAND
SCALE: 1 IN. = 200 FT. AUGUST 21, 1962

APPROVED BY

7-20-62 *Wilmer M. Sanner*
Date Wilmer M. Sanner, Chairman of Planning Commission

7-19-62 *Thomas G. Harris Jr.*
Date Thomas G. Harris Jr., Planning Director

7-25-62 *Herman O'Neill*
Date Herman O'Neill, County Roads Supervisor

7-19-62 *Carl W. Meyer*
Date Carl W. Meyer, Chief Engineer of the Metropolitan Commission

CURVE DATA

CURVE	RADIUS	ANGLE	ARC	TANGENT	CHORD
A	25.00'	90° 00'	39.27	25.00'	N 18° 20' W 35.36
B	25.00'	90° 00'	39.27	25.00'	S 71° 10' W 35.36
C	25.00'	83° 36'	37.36	22.48'	S 21° 52' E 35.43
D	1627.22	66° 15'	177.50'	88.84	S 18° 58' 30" W 177.42

FILED OCT 3 - 1962

C-2018

Received Oct. 2, 1962 - Howard County Planning Commission